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THE COMMONWEALTH OF MASSACHUSETTS

Mass. STATE HOUSING BOARD
120 Tremont Street
Boston 8, Massachusetts

ANNUAL REPORT

July 1, 1959. June 30, 1960

Submitted by:

Leo F. Benoit, Chairman

Madeline H. Miceli, Member

Walter Rothman, "

Barnett N. Samuels, "

Joseph P. McNamara, "

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OF
MASSACHUSETTS

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July 1, 1960

TO THE HONORABLE SENATE AND HOUSE OF REPRESENTATIVES
IN GENERAL COURT ASSEMBLED.

The State Housing Board of Massachusetts, created under G.L. Chapter 6, section 64, herewith submits its Annual Report for the fiscal year ending June 30, 1960.

Mr. Leo F. Benoit of Chicopee Falls, Massachusetts, was appointed as a member and designated as Chairman on January 7, 1960 to succeed Chairman Louis F. Musco of Brighton, Massachusetts, who was originally appointed on April 28, 1959 and who resigned on January 6, 1960.

The other members were (1) Joseph P. McNamara of Jamaica Plain, Massachusetts, (2) Walter Rothman of Fitchburg, Massachusetts, (3) Madeline H. Miceli of Medford, Massachusetts, and Barnett N. Samuels of Winthrop, Massachusetts.

VETERANS' HOUSING - Chapter 200, Acts of 1948, as amended - see G. L. Chapter 121, section 26NN.

"The commonwealth, acting by and through the board, may enter into a contract or contracts with a housing authority for state financial assistance in the form of a guarantee by the commonwealth of notes and/or bonds of the housing authority issued to finance the cost of a housing project or projects, and annual contributions by the commonwealth. "... .;" the payment of the principal of, and interest on, all such notes and/or bonds shall be guaranteed by the commonwealth, and the full faith and credit of the commonwealth is hereby pledged for any such guarantee; provided, that the total amount of notes and/or bonds so guaranteed shall not exceed two hundred and twenty-five million dollars in the aggregate...."

"Each contract for financial assistance or supplementary state financial assistance shall provide that the commonwealth will pay to the housing authority annual contributions; provided, however, that the total amount of annual contributions contracted for by the commonwealth for any one year shall not exceed five million six hundred and twenty-five thousand dollars...."

"... .The annual contributions for any one project shall be payable in the amount not exceeding two and one-half percent of the cost of the project as determined by the board, and for the fixed period during which the notes and/or bonds issued to finance the cost of the project or any refunding notes and/or bonds remain outstanding, but in no event for more than forty years after the completion of the project, as determined by the board.".....

At the end of the fiscal year, under this program, 15,462 dwelling units in 136 projects had been built; 43 of these units had been sold in project Braintree 200-1; and 15,419 units were occupied or were temporarily vacant because of move-outs or road construction.

102 projects in 75 communities were permanently financed with bonds outstanding totalling \$113,566,000 and the net interest rate ranged from 1.68% to 2.43% for an average rate of 2.075%. The total redemptions of these bonds are now \$15,669,000.

34 projects with final completion costs totalling \$73,840,000 are being financed by temporary loan notes due to the more favorable interest rates. The total redemptions of these notes are now \$6,270,000.

One project, Boston 200-13, which was planned for 654 dwelling units was liquidated as of July 24, 1958 under the provisions of Chapter 595, Acts of 1955, at a net cost of \$388,356.50.

9 dwelling units at project Braintree 200-1 were sold to tenant veterans during this fiscal year which added to 34 units previously sold, makes the approved total sold, 43 units for \$444,760.

A. Contracts for Financial Assistance

Number of Projects	136
Number of Dwelling Units	15,462
Total Development Costs	\$187,406,000

B. Development Stages

	<u>Projects</u>	<u>Units</u>
Occupied	136	15,419
Sold	-	<u>43</u>
		15,462

C. Summary - Financial Data

	<u>No. of Projects</u>	<u>Total</u>	<u>Paid-Off</u>	<u>Outstanding</u>
Permanent Financing	102	\$113,566,000	\$15,669,000	\$ 97,897,000
Temporary "	<u>34</u>	<u>73,840,000</u>	<u>6,270,000</u>	<u>67,570,000</u>
Totals	<u>136</u>	\$187,406,000	\$21,939,000	\$165,467,000

Chapter 617 - Acts of 1952, as amended, (Relocation Housing) - G.L. Chapter 121,
Section 26RR

"For the purpose of avoiding, so far as practicable, during the period of public exigency, emergency and distress now existing on account of the acute shortage of housing in many cities and towns of the commonwealth, the making of persons or families homeless as the result of the demolition of dwelling units on land acquired or to be acquired for the purposes of a land assembly and redevelopment project, an urban renewal project, or any other public improvement by the commonwealth, a city or town, or any other public body, the commonwealth, acting by and through the board, may enter into a contract or contracts with a housing authority, or in the event a redevelopment authority exists within a city or town with a housing authority upon request of a redevelopment authority, for state financial assistance in the form of a guarantee by the commonwealth of notes and/or bonds, of the housing authority issued to finance the cost of a relocation project or projects...."

".....the total amount guaranteed shall not exceed twenty-five million dollars in the aggregate or the actual cost of the construction of two thousand units, whichever amount is the lesser."

Applications for relocation housing are acceptable by this board until January 1, 1965.

No contracts have been approved by this board under this section of the law.

Chapter 667-Acts of 1954, as amended by Chapter 591 - Acts of 1958
(G.L. Chapter 121, Sec. 26VV - Housing for Elderly Persons

"The commonwealth, acting by and through the state housing board, may enter into a contract or contracts with a housing authority for state financial assistance in the form of a guarantee by the commonwealth of bonds and notes, or either bonds or notes, of the housing authority issued to finance the cost of a project or projects or a part or parts of a project or projects to provide housing for elderly persons of low income. The amount of bonds and notes, or bonds or notes guaranteed by the commonwealth under this section shall not exceed forty-five million dollars. Each contract for financial assistance shall provide that the commonwealth will pay to the housing authority annual contributions; provided, however, that the total amount of annual contributions contracted for by the commonwealth for any one year shall not exceed one million one hundred and twenty-five thousand dollars ."

"Elderly Persons of Low Income" - Persons having reached the age of sixty-five or over whose annual net income is less than the amount necessary to enable to maintain decent, safe and sanitary housing.

Status of the Chapter 667 Program -
Development Stage

	<u>Developments</u>	<u>Units</u>
A. Occupied	53	2,101
Under construction	11	729
Pre-construction	16	702
Preliminary Planning	<u>13</u>	<u>633</u>
	93	4,165

Projects Brockton 667-1 and 1A; Chicopee 667-1 and 1A; Salem 667-1 and 1A; Everett 667-1 and 1A, were combined in the Contracts for Financial Assistance but were built under separate construction contracts.

Over and above these figures, thirty-nine additional communities have expressed their intentions to participate and to provide approximately 1,560 additional units.

B. Contracts for Financial Assistance

Number of Contracts	76
Number of Dwelling Units	3,532
Total Development Costs	\$38,313,000

C. Summary - Financial Data

Temporary Financing - Notes

		<u>Total</u>	<u>Paid Off</u>	<u>Outstanding</u>
Completed Projects	25	\$9,273,000	\$204,000	\$ 9,069,000
Development "	<u>51</u>			<u>28,060,000</u>
	76			\$37,129,000

A survey by this board indicated a state-wide need of approximately 11,000 housing units, which leaves about 6,500 units to be allocated.

The group being served by this type of housing is of real low income. The source of which, for the most part, is from Social Security payments, small pensions, savings and Old Age Assistance payments. These are low fixed incomes in a high economy. The average annual income of the single individual 65 years of age or over whose income is from the mentioned sources, approximates \$1,450 to \$1,500 while that of the couple in this age bracket approximates \$1,950. The average rental, including utilities is \$51 per month. The tenant turnover in this program is negligible. It would appear that the health and well being of tenants improves upon taking tenancy in this type of housing. The average age of the tenant is 72 years.

Rental and Occupancy - Chapter 200 - Veterans' Housing

This board requires each local housing authority, at least once each year, to re-examine the status of each tenant family in veterans' housing developments to determine its eligibility for continued occupancy and to make appropriate rent adjustments. This tenant review consists of obtaining a signed statement from the tenant giving facts relative to family size and identification of its members, income, veteran status and citizenship; verification of these facts by the local authority staff; adjusting rents in accordance with verified anticipated income, and determination of ineligibility where warranted.

Upon completion of the Annual Tenant Review, the local authority submits its report to this office. From reports received from 88 housing authorities operating 136 housing projects under this program, the following occupancy characteristics are set forth:

Approximately 39,320 children were housed in the 15,419 completed and occupied dwelling units now comprising the Chapter 200 program. This program now houses approximately 70,175 persons including the children.

The typical family of four and one-half ($4\frac{1}{2}$) persons had approximately an annual income of \$3,950. Nine years ago a similar study showed the average income to be slightly in excess of \$2,700 annually. This would be accounted for due to the lower economy, the many tenants who were then students under the G.I. Bill, or who were just getting started in new jobs. The average shelter rent during this past year was approximately \$47 per unit per month as against nine years ago when the figure was slightly under \$39.50 per unit month. 99 plus percent occupancy was achieved during this fiscal year. Increased income limits were approved state-wide in line with the increased economy. Excess incomes represented between 3.5 and 4 percent of the total program.

Development

The following developments were granted Contracts for Financial Assistance under the Chapter 667 Program (Housing for the Elderly) during the fiscal period:

<u>Authority</u>		<u>Date of Contract for Financial Assistance</u>	<u>Units</u>	<u>Total</u>
Agawam	667-1	July 10, 1959	40	\$ 440,000
Beverly	3	July 17, 1959	54	620,000
Chicopee	2	Dec. 30, 1959	40	495,000
Falmouth	2	Oct. 15, 1959	30	330,000
Lancaster	1	April 29, 1960	40	440,000
Lynn	3	July 17, 1959	136	1,614,000
Marlboro	1	Oct. 15, 1959	50	550,000
Medford	1	Jan. 8, 1960	96	1,056,000
Milford	2	July 10, 1959	30	405,000
Montague	1	July 10, 1959	40	440,000
North Andover	1	July 17, 1959	40	503,000
Peabody	2	July 23, 1959	50	592,000
Pittsfield	1	July 10, 1959	108	1,377,000
Salem	2	Jan. 14, 1960	36	396,000
Scituate	1	July 17, 1959	40	500,000
Springfield	2	Jan. 18, 1960	32	352,000
Swampscott	1	July 17, 1959	40	513,000
Uxbridge	1	Oct. 15, 1959	30	330,000
Watertown	1	Oct. 15, 1959	40	463,000
Westfield	1	July 10, 1959	50	708,000
West Springfield	1	July 10, 1959	50	550,000
			<u>1,072</u>	<u>\$ 12,674,000</u>

The following projects are in the process of being awarded Contracts for Financial Assistance:

<u>Project</u>		<u>Number of Units</u>	<u>Estimated Total Development Cost</u>
Boston	667-1	80	\$ 960,000
Fitchburg	2	50	600,000
Framingham	2	40	480,000
Ludlow	1	40	480,000
Norwood	1	50	600,000
Revere	2	<u>46</u>	<u>552,000</u>
Total 6 projects		306	\$ 3,672,000

During the period July 1, 1959 to June 30, 1960, Braintree Housing Authority sold nine (9) dwelling units in Braintree 200-1 (Veterans' Housing). The approved selling price was a total of \$92,550.

Braintree 200-1 project originally consisted of ninety single family dwelling units. As of June 30, 1960 forty-three (43) units had been sold with the deeds recorded, leaving a balance of forty-seven (47) units still in occupancy.

LEGISLATION

Chapter 512 - An Act Providing that Rentals in Low-Rent Housing Projects shall be so fixed as to be sufficient to Establish and Maintain Recreational and Community Facilities in or near Such Projects.

Approved August 24, 1959 - Effective November 22, 1959.

Resolve 100 - Resolve Providing for an Investigation and Study by the State Housing Board Relative to the Administration and Conduct of Urban Renewal Projects. Approved August 24, 1959

Chapter 437 - An Act relative to the notice of certain meetings required by law to be open to the public and relative to the remedy in case of non-compliance with the law requiring that such meetings be open to the public.

Approved June 2, 1960 - Effective June 2, 1960

Chapter 491 - An Act providing that wages paid to certain employees of housing authorities shall be determined by the commissioner of labor and industries. Approved June 20, 1960 - Effective September 18, 1960.

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TITLE V of U. S. Public Law 849 - - TEMPORARY HOUSING FOR VETERANS

In 1946, the Federal Government under Title V of Public Law 849, in conjunction with local municipalities, provided barracks-type housing for returning veterans. In 1950 and 1951 most of this housing had been turned over to cities and towns for local operation under supervision by the State Housing Board. 95% of these temporary units have already been demolished and eventually all will be torn down. The following tabulation gives the current disposition status of the Title V housing in each community:

	<u>N</u> <u>U</u> <u>M</u> <u>B</u> <u>E</u> <u>R</u> <u>-</u> <u>O</u> <u>F</u> <u>-</u> <u>U</u> <u>N</u> <u>I</u> <u>T</u> <u>S</u>			
		Now	Scheduled	Continuing
	<u>Built</u>	<u>Occupied</u>	<u>for</u> <u>Demolition</u>	<u>Temporary</u> <u>Occupancy</u>
Barnstable	50	0	-	-
BEVERLY	72	0	-	-
BOSTON	765	0	-	-
Braintree	96	0	-	-
CAMBRIDGE	304	0	-	-
Chatham	11	0	-	-
CHELSEA	108	0	-	-
CHICOPEE	96	96	0	96
FALL RIVER	140	0	-	-
Framingham	50	48	0	48
GARDNER	40	0	-	-
GLOUCESTER	86	0	-	-
Greenfield	50	0	-	-
Hingham	32	32	0	32
Ipswich	15	14	0	14
LOWELL	289	0	-	-
LYNN	113	0	-	-
MALDEN	70	0	-	-
MARLBORO	32	0	-	-
MEDFORD	200	0	-	-
Needham	24	0	-	-
NORTHAMPTON	48	0	-	-
QUINCY	144	0	-	-
REVERE	100	0	-	-
SPRINGFIELD	282	0	-	-
TAUNTON	76	0	-	-
WALTHAM	96	0	-	-
Wellesley	40	0	-	-
West Springfield	50	0	-	-
Winthrop	24	0	-	-
WORCESTER	300	0	-	-
	3,803	190	0	190

Respectfully submitted

Leo F. Benoit
LEO F. BENOIT, Chairman

ANNUAL REPORT FOR THE YEAR ENDING JUNE 30, 1960

Chapter 372.....Veterans' Housing Program

No new construction has taken place during the past year since Chapter 372 of the Acts of 1946, expired on May 23, 1954.

The Board devoted its efforts during the year to the liquidation of the remaining houses, as required by law.

Since the enactment of Chapter 372, 1745 dwelling units have been provided for veterans in 15 communities, of which a total of 1709 units have been sold.

There remains only one development, containing 36 dwelling units in the City of Quincy, which has not been sold. The Board has granted an extension of time for the sale of this project.

The accumulated sales, and the money realized, are shown in Exhibit "A" and the analysis of Chapter 372 developments by type and disposition status is shown in Exhibit "B".

The total development cost of the program amounted to \$19,591,552 and the Commonwealth has reimbursed the municipalities in the sum of \$1,959,155.

It is expected that the entire Chapter 372 program will be liquidated by the end of the Commonwealth's next fiscal year, June 30, 1961.

CHAPTER 372 - ACTS OF 1946 - SUMMARY

EXHIBIT "A"

PROJECT	BUILDING TYPE	FOR SALE DATE***	DWELLING UNITS			DEVELOPMENT COST	UNIT COST	I N C O M E			GAIN OR (LOSS) AFTER STATE REIMBURSED&SURPLUS	
			TOTAL NO.	APPROVED FOR SALE	ACTUALLY SOLD			STATE REIMBURSED	NET SURPLUS	SALES	TOTAL	PER UNIT
**Amherst	1 Fam	1/1/53	20	20	20	\$ 194,187	\$9,709	\$ 19,419	\$ 23,349	\$179,600	\$28,181	\$ 1,409
**ATTLEBORO	1 "	2/28/55	31	31	31	303,993	9,806	30,399	42,021	237,250	5,677	183
* BOSTON (Total)			1,306	1,306	1,306	15,400,485	11,792	1,540,049		8,751,851		
** Arborway	MULTI	5/31/55	120	120	120	1,693,442	14,112	169,344		607,651		
** Baker Street	1&2 Fam	12/31/53	68	68	68	760,327	11,181	76,033		537,310		
** Capt. John's Hill	2 "	7/31/53	110	110	110	1,094,504	9,950	109,450		782,300		
** Columbia Rd.	MULTI	12/31/54	42	42	42	629,478	14,988	62,948		195,225		
** Everdean St.	1&2 Fam	3/31/53	17	17	17	152,924	11,348	19,292		132,190		
** Faraday St.	2 "	12/31/53	76	76	76	839,151	11,041	83,915		560,400		
** Farragut Rd.	MULTI	2/28/55	66	66	66	899,064	13,622	89,906		306,775		
** Favre St.	2 Fam	3/31/55	28	28	28	289,674	10,346	28,967		203,000		
** Northdale Rd.	2 "	5/31/55	20	20	20	231,544	11,577	23,154		145,800		
** Readville	2 "	1/31/54	66	66	66	697,146	11,563	69,715		492,900		
** River St.	2 "	3/31/54	450	450	450	5,393,153	11,963	538,315		3,304,500		
** Saratoga St.	1&2"	3/31/53	8	8	8	90,891	11,361	9,089		70,025		
** Sawyer Ave.	2 "	8/31/53	12	12	12	123,566	10,297	12,357		87,800		
** Summer St.	MULTI	5/31/55	39	39	39	519,143	13,311	51,914		145,756		
** Tileston St.	2 Fam	8/31/53	10	10	10	101,238	10,129	10,124		73,800		
** Victory Rd.	MULTI	3/31/55	48	48	48	549,453	11,447	54,945		179,394		
** Washington St.	2 Fam	3/31/55	126	126	126	1,305,780	10,363	130,578		927,025		
**BROCKTON	1 "	5/31/54	19	19	19	158,993	8,263	15,699	31,075	129,825	19,406	1,021
**CAMBRIDGE	1 "	7/31/55	7	7	7	101,196	14,457	10,120	15,565	69,600	(5,913)	(843)
**Concord	1 "	1/31/53	12	12	12	98,916	8,243	9,892	29,541	85,150	25,667	2,129
**Framingham	2 "	3/31/53	40	40	40	280,258	7,001	28,026		287,300		
**HOLYOKE	1 "	9/30/52	62	62	62	550,591	8,880	55,059	65,053	387,833	(42,646)	(688)
**LAWRENCE	1 "	7/31/54	100	100	100	1,045,781	10,458	104,578	44,949	797,030	(99,224)	(992)
**Nantucket	1 "	6/30/56	9	9	9	80,475	8,942	8,048		67,600		
QUINCY	4Fam, MULTI	11/30/53	36	0	0	406,777	11,299	40,678		6,500		
**SALEM	2 "	3/31/54	44	44	44	447,462	10,170	44,746		282,950		
**SOMERVILLE	2 "	2/28/53	10	10	10	112,785	11,279	11,279	44,589	52,500	(4,417)	(442)
**West Springfield	1 "	7/31/53	43	43	43	350,191	8,144	35,019	64,273	309,176	58,277	1,355
**Weston (tenant gave land)	1 "	10/31/55	6	6	6	61,467	10,241	6,147	13,070	48,700	6,450	1,075
GRAND TOTAL			1,745	1,707	1,707	\$19,591,552		\$1,959,155		\$11,512,665		
* Boston	1&2 "		991	991	991	11,109,898		1,110,990		7,317,050		
	MULTI Fam		315	315	315	4,290,580		429,058		1,434,801		
Boston Total			1,306	1,306	1,306	15,400,478		1,540,048		8,751,851		
Outside Boston Total			439	401	401	4,191,074		419,107		2,860,814		
GRAND TOTAL			1,745	1,707	1,707	\$19,591,552		\$1,959,155		\$11,612,665		

** Completely liquidated - NOTE NET SURPLUSES Shown on completely liquidated projects
 *** Completed Five Years Previous

UDF 7-13-56

Exhibit "B"ANALYSIS OF CHAPTER 372 DEVELOPMENTS

By Type and Disposition Status
as of June 30, 1960

<u>CITY or Town</u>	<u>NUMBER OF UNITS</u>				<u>Sales</u>	<u>Not</u>
<u>Project Name</u>	<u>TOTAL</u>	<u>1-fam.</u>	<u>2-fam.</u>	<u>Multi-fam.</u>	<u>Approved</u>	<u>Sold</u>
*Amherst	20	20			20	0
*ATTLEBORO	31	31			31	0
BOSTON						
*Arborway	120			120	120	0
*Baker Street	68	8	60		68	0
*Capt. John's Hill	110		110		110	0
*Columbia Road	42			42	42	0
*Everdeen Street	17	5	12		17	0
*Faraday Street	76		76		76	0
*Farragut Road	66			66	66	0
*Favre Street	28		28		28	0
*Northdale Road	20		20		20	0
*Readville	66		66		66	0
*River Street	450		450		450	0
*Saratoga Street	8	4	4		8	0
*Sawyer Avenue	12		12		12	0
*Summer Street	39			39	39	0
*Tileston Street	10		10		10	0
*Victory Road	48			48	48	0
*Washington Street	126		126		126	0
*BROCKTON	19	19			19	0
*CAMBRIDGE	7	7			7	0
*Concord	12	12			12	0
*Framingham	40		40		40	0
*HOLYOKE	62	62			62	0
*LAWRENCE	100	100			100	0
*Nantucket	9	9			9	0
QUINCY	36			36	0	36
*SALEM	44		44		44	0
*SOMERVILLE	10		10		10	0
*West Springfield	43	43			43	0
*Weston	6	6			6	0
Totals	1,745	326	1,068	351	1,709	36

*Completely Liquidated

COMMONWEALTH OF MASSACHUSETTS

STATE HOUSING BOARD

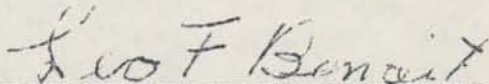
FINANCIAL STATEMENT - - FISCAL YEAR 1960

		<u>Appropriations</u>	<u>Payments and Encumbrances</u>	<u>Total Unencumbered Balance</u>
0483-01-01,02	Personnel Service	\$ 254,447.00	\$ 253,396 91	\$ 1,050.09
0483-01-08 to 16	Expenses	41,370.00	40,697.57	672.43
2604-03-17	Subsidy (Chapter 200)	4,255,046.97	4,165,208.01	89,838.96
2604-02-17	Subsidy (Chapter 667)	116,280.47	66,410.30	49,870.17

Receipts Transferred to State Treasurer \$6.75

Respectfully submitted

STATE HOUSING BOARD


LEO F. BENOIT, Chairman

Madeline H. Miceli, Member
Walter Rothman, "
Barnett N. Samuels, "
Joseph P. McNamara, "

FINANCIAL STATEMENT VERIFIED
(Under requirements of C. 7, S 19, G.L.)

Date: September 20, 1960

By: Joseph T. O'Shea, Jr.
For the Comptroller

Approved for Publishing

Frederick J. Sheehan
Comptroller